

M. KASIM REED MAYOR DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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JAMES SHELBY Commissioner

CHARLETTA WILSON JACKS Director, Office of Planning

Proposed REVISED Agenda

ATLANTA URBAN DESIGN COMMISSION August 08, 2012 Atlanta City Hall Council Chambers, Second Floor

- 1. Call to Order 4:10pm
- 2. Approval of Agenda
- 3. Approval of Minutes
- 4. Business:
 - a) Application for a Type II Certificate of Appropriateness (CA2-12-164) for alterations at 841 Marion Avenue – Property is zoned R-5/Grant Park Historic District (Subarea 1).

Applicant: Sindy Schneider

841 Marion Avenue

Staff Recommendation: Approve with conditions.

Commission Voted: Deferred to the meeting of September 12, 2012, at the

Commission's request.

 Application for a Type III Certificate of Appropriateness (CA3-12-168) for a new single family residence at 90 Hogue Street – Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2)/Beltline.

Applicant: Adam Stillman

350 Sinclair Avenue

Staff Recommendation: Approve with conditions. Commission Voted: Approved with revised conditions.

c) Application for a Type II Certificate of Appropriateness (CA2-12-172) for alterations at 177 Estoria Street – Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline.

Applicant: Cabbagetown Initiative Community Development Corporation

177 Estoria Street

Staff Recommendation: Approve. Commission Voted: Approved

 Application for a Type II Certificate of Appropriateness (CA2-12-173) for repairs and renovations at 1150 Peachtree Street (The Atlanta Women's Club) – Property is zoned SPI-16 (Subarea 1).

Applicant: The Atlanta Women's Club

1150 Peachtree Street

Staff Recommendation: Approve with one condition.

Commission Voted: Approved with conditions.

e) Application for a Type II Certificate of Appropriateness (CA2-12-175) for alterations at **498 Kendrick Avenue** – Property is zoned R-5/Grant Park Historic District (Subarea 1).

Applicant: Tony Tripoli

5645 Whitner Drive

Staff Recommendation: Approve with conditions. Commission Voted: Approved with revised conditions.

f) Application for a Type III Certificate of Appropriateness (CA3-12-176) for new construction and renovations at 186, 204 and 206 Edgewood Avenue & 10 and 22 Jesse Hill, Jr. Avenue – Properties are zoned Martin Luther King, Jr. Landmark District (Subarea 3).

Applicant: Ron Stang

100 Peachtree Street, Suite 2500

Staff Recommendation: Approve with conditions. Commission Voted: Approved with conditions.

g) Application for a Review and Comment (RC-12-177) for additions and other alterations at 59 Huntington Road – Property is zoned R-4/Brookwood Hills Conservation District.

Applicant: David Price

1450 Lanier Place

Staff Recommendation: Defer to the meeting of August 22, 2012. Commission Voted: Deferred to the meeting of August 22, 2012, at the Staff's request.

h) Application for a Review and Comment (RC-12-180) for the National Register District for **Capital View Historic District** – Property is zoned SPI 16 (Subarea 1).

At the request of: David Crass, Division Director

Georgia State Historic Preservation Division

Staff Recommendation: Deliver comments at the meeting. Commission Voted: Comments delivered at the meeting.

Deferred Cases

 i) Application for a Type III Certificate of Appropriateness (CA2-12-140) for an addition, replacement siding, and other renovations at 494 Cameron Street – Property is zoned R-5/Grant Park Historic District (Subarea 1).

Applicant: Hugo Duarte

494 Cameron Street

Deferred on July 12, 2012 Deferred on July 26, 2012

Staff Recommendation: Approve with conditions. Commission Voted: Approved with conditions.

j) Application for a Type III Certificate of Appropriateness (CA3-12-178) for a variance to reduce the right side yard setback from 7'(required) to 1' proposed); and an Application for a Type II Certificate of Appropriateness (CA2-12-143) for a fence installation at 92 Howell Street – Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2)/Beltline.

Applicant: Kristania Crawford 92 Howell Street NE

Deferred on July 12, 2012

Staff Recommendation: CA3-12-178 (Defer to the meeting of August 22, 2012).

CA2-12-143 (Approve with conditions).

Commission Voted: CA3-12-178 (Deferred to the meeting of August 22, 2012, at

the Staff's request).

CA2-12-143 (Approved with conditions).

k) Application for a Type III Certificate of Appropriateness (CA3-12-165) for a variance to allow off street parking in the front yard off of Kent Street where it is otherwise prohibited, to allow a deck facing Kent Street where it is otherwise prohibited, to allow a two-car garage facing Kent Street where otherwise prohibited, to allow a 6' high wall on Kent Street where otherwise a 4' high fence is permitted, to allow a driveway that is not connected to a public street and an increase in the front yard setback on Kent Street from 23.4' (required) to 153.3' (proposed); and (CA3-12-156) for a new singlefamily residence at 631 Grant Street – Property is zoned R-5/ Grant Park Historic District (Subarea 1).

Applicant: Adam Stillman

350 Sinclair Avenue NE

Deferred on July 26, 2012

Staff Recommendation: CA3-12-165 (Approve).

CA3-12-156 (Approve with conditions).

Commission Voted: CA3-12-165 (Approved).

CA3-12-156(Approved with conditions).

Applications for Type III Certificate of Appropriateness (CA3-12-174) for a variance to increase the front yard setback from 6' (required) to 17' (proposed); and (CA3-12-162) for renovations and front porch addition at 821 Grant Street – Property is zoned R-5/ Grant Park Historic District (Subarea 1).

Applicant: William Stephenson 1145 Alta Avenue

Deferred on July 26, 2012

Staff Recommendation: CA3-12-174 (Approve).

CA3-12-162 (Approve with conditions).

Commission Voted: CA3-12-174 (Approved).

CA3-12-162(Approved with conditions).

m) Application for a Type IV Certificate of Appropriateness (CA4ER-12-068) for demolition due to unreasonable economic return at 771 Spring Street (Crum and Forster Building) – Property is zoned SPI-16 SA1 /LBS.

Applicant: Georgia Tech Foundation, Inc. 760 Spring Street, Suite 400

Deferred on May 9, 2012 Deferred on June 13, 2012 Deferred on June 28, 2012

Staff Recommendation: None. Commission Voted: Denied.

Application for a Type III Certificate of Appropriateness (CA3-12-171) for lot consolidation of multiple lots into one lot at 280 (aka 290) Elizabeth Street & 885
 North Highland Avenue – Property is zoned PDMU/C-2/Inman Park Historic District (Subarea 3)/Beltline.

Applicant: JPX Works, LLC

303 Peachtree Center Avenue, #575

Staff Recommendation: Approve with condition. Commission Voted: Approved with condition.

o) Applications for Type III Certificates of Appropriateness (CA3-12-132) for a variance to increase maximum building height for structures within 150' of the boundary of any R-1 through R-5 residential district from 40' to 63'; and to increase the maximum building height for structures located 150' or more from the boundary of any R-1 through R-5 residential district from 52' to 76'; and (CA3-12-128) for a new mixed-use development at 885 North Highland Avenue & 280 (aka 290) Elizabeth Street – Property is zoned PDMU/C-2/Inman Park Historic District (Subarea 3)/ Beltline.

Applicant: JPX Works, LLC

303 Peachtree Center Avenue, #575

Deferred on June 28, 2012

Staff Recommendation: CA3-12-132 (Approve)

CA3-12-128 (Approve with conditions).

Commission Voted: CA3-12-132 & CA3-12-128 (Deferred to the meeting of August 22, 2012).

 Application for a Type III Certificate of Appropriateness (CA3-12-169) for a lot consolidation from multiple lots to one lot at 99 Krog Street and 723 Lake Avenue – Property is zoned C-2/ C-2-C/Inman Park Historic District (Subarea 3).

Applicant: Merritt Lancaster

2850 Paces Ferry Road, Suite 450

Staff Recommendation: Approve with conditions. Commission Voted: Approved with conditions.

 q) Application for a Type IV Certificate of Appropriateness (CA4PH-12-170) for moving a single family house internal to the lot at **99 Krog Street** – Property is zoned C-2/ C-2-C/Inman Park Historic District (Subarea 3).

Applicant: Merritt Lancaster

2850 Paces Ferry Road, Suite 450

Staff Recommendation: Approve with conditions. Commission Voted: Approved with conditions.

r) Applications for Type III Certificates of Appropriateness (CA3-12-161) for variances to increase the maximum building height to 40ft and reduce the total open space from 111,913 sq.ft to 95,996 sq.ft and the useable open space from 64,877 sq.ft to 39,933 sq.ft; and (CA3-12-160) for renovation and addition at **99 Krog Street and 723 Lake Avenue** – Properties are zoned C-2/ C-2-C/Inman Park Historic District (Subarea 3).

Applicant: Merritt Lancaster 2850 Paces Ferry Road

- 5. Other Business
- 6. Adjournment 8:45pm